

### CAPSULE SUMMARY

The three farmsteads located in the area of potential effect are small dairy farms in Church Hill, Queen Anne's County, Maryland, that display a typical evolution of building types and agricultural practices found on the Eastern Shore of Maryland and other agricultural areas of the state. These three farmsteads—the Boone Farm, the Boone Brothers Farm, and the Stanton Farm—are all dairy farms with mid-size herds and collections of agricultural buildings that reflect this use. The earliest buildings on the sites date from the late nineteenth or early twentieth centuries, with modern construction continuing to the very recent past.

Sites within the context of agricultural land of Queen Anne's County are characterized by flat fields often bordered with wooded areas, with broad vistas sweeping across the visually unencumbered spaces. Small clusters of vernacular farm buildings—including farmhouses—are the predominate resources. Most of these clusters are set back from main roads at the end of small dirt or gravel access lanes.

**Maryland Historical Trust**  
**State Historic Sites Inventory Form**  
**Maryland Inventory of Historic Properties**

Survey No. QA-521

DOE \_\_\_yes \_\_\_no

## 1. Name

Historic Name Granny Finley Farm, Warpleton, and Boone Brothers Farm

Common Name and Building Number Stanton Farm, Boone Farm, and Boone Brothers Farm

## 2. Location

Street and Number Vicinity of Granny Finley Branch Road and Clannihan Shop Road

City, Town Vicinity of Church Hill

Congressional District Fifth

State Maryland

County Queen Anne's

## 3. Classification

**Category**

☒ District  
☐ Building(s)  
☐ Structure  
☐ Site  
☐ Object

**Ownership**

☐ Public  
☒ Private  
☐ Both  
**Public Acquisition**  
☐ In Process  
☐ Being Considered  
☒ Not Applicable

**Status**

☒ Occupied  
☐ Unoccupied  
☐ Work in Progress  
**Accessible**  
☒ Yes: Restricted  
☐ Yes: Unrestricted  
☐ No

**Present use**

☒ Agriculture  
☐ Commercial  
☐ Educational  
☐ Entertainment  
☐ Government  
☐ Industrial  
☐ Military  
☐ Museum  
☐ Park  
☐ Private Residence  
☐ Religious  
☐ Scientific  
☐ Transportation  
☐ Other: Housing

## 4. Owner of Property (all owners) (See Continuation Sheet)

Name Willard and Janet Boone

Street & Number 861 Clannihan Shop Road

Telephone No. N/A

City, Town Church Hill

State and Zip Code Maryland 21623

## 5. Location of Legal Description

Courthouse, Registry of Deeds, etc. Queen Anne's County Courthouse, Centreville, MD Liber# MWM 298 Folio# 753

Street & Number 100 Courthouse Square

City, Town Centreville

State and Zip Code MD 21617

## 6. Representation in Existing Historic Survey Yes ☒ No

Title \_\_\_\_\_

Date \_\_\_\_\_ Federal \_\_\_\_\_ State \_\_\_\_\_ County \_\_\_\_\_ Local \_\_\_\_\_

Depository for Survey Records \_\_\_\_\_

City, Town \_\_\_\_\_

State and Zip Code \_\_\_\_\_

## 7. Description

Survey No. 0A-521

### Condition

<input type="checkbox"/> Excellent	<input type="checkbox"/> Deteriorated	<input type="checkbox"/> Unaltered	<input checked="" type="checkbox"/> Original Site	Date of Move _____
<input type="checkbox"/> Good	<input type="checkbox"/> Ruins	<input checked="" type="checkbox"/> Altered	<input type="checkbox"/> Moved	
<input checked="" type="checkbox"/> Fair	<input type="checkbox"/> Unexposed			

### Description Summary

The three farmsteads located in the area of potential effect are small dairy farms in Church Hill, Queen Anne's County, Maryland, that display a typical evolution of building types and agricultural practices found on the Eastern Shore of Maryland and other agricultural areas of the state. These three farmsteads—the Boone Farm, the Boone Brothers Farm, and the Stanton Farm—are all dairy farms with mid-size herds. The earliest buildings on the sites date from the late nineteenth or early twentieth centuries, with modern construction continuing to the very recent past.<sup>1</sup> No evidence of farmsteads dating prior to the last quarter of the nineteenth century was found.

Sites within the context of agricultural land of Queen Anne's County are characterized by flat fields often bordered with wooded areas, with broad vistas sweeping across the visually unencumbered spaces. Small clusters of vernacular farm buildings—including farmhouses—are the predominate resources. Most of these clusters are set back from main roads at the end of small dirt or gravel access lanes.

Rich soil dominates the region. Although depleted by tobacco during the Colonial era, its fertility has been recovered, allowing for crop cultivation and abundant grazing land for livestock.

### General Description

#### *The Stanton Farm*

The Stanton Farm, historically known as the Granny Finley Farm or the Granny Farm,<sup>2</sup> is located east of Granny Finley Branch Road and is set back from the road, separated by natural topography and scattered trees. According to the current residents, the Stanton family has owned the farm for approximately 50 years. It is currently a dairy farming operation.

There are a variety of agricultural buildings on the site, all of which convey the farm's evolution as it accommodated changes in the dairy farming process. The main farmhouse is a typical example of a form that first appeared on the Eastern Shore during the second half of the nineteenth century and continued to be built into the early twentieth century. Its centrally located, inset, steep, cross-gable roof form is ubiquitous in the region. Two stories in height, the farmhouse is currently covered with asbestos shingles, and a small addition is present on the rear, forming an L-shaped footprint. The main (front) entrance is centrally (see Continuation Sheets)

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<sup>1</sup>As with many rural areas, specific dates of resources are not documented. Resources are dated as well as possible using a combination of means such as visual evaluations and oral interviews.

<sup>2</sup>Liber CWC 103, Folio 272 and Liber TSP 61, Folio 269, Queen Anne's County Courthouse, Office of Land Records, Centreville, Maryland.

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Continuation Sheet

located, and features a replacement storm door. Two rear entrances are covered by a shed-roof porch; both doors are glazed and feature wood panels. Throughout the house, windows, some of which are irregularly placed, have two-over-two, double-hung sash. Most of the windows are flanked by louvered shutters. An oriel window is present on the south elevation, and other Victorian-era embellishments, such as the arched window in the cross gable, the finial at the apex of the gable, and small brackets under the eaves are present. Other buildings on the Stanton Farm are directly related to the agricultural functions of the dairy farm. A low, concrete-block barn contains the milking parlor. This gable-roof building features metal sash windows with central panes that tilt open. The roof is covered with standing-seam metal, and two metal silos with hemispherical domes are located adjacent to the milking parlor. A horizontal silo, also referred to as a trench or bunker silo, is located to the southeast of the vertical silos. A nearby gambrel-roof barn used for hay storage predates the milking parlor. Sheathed with vertical wood boards and connected to the milking parlor by a covered walkway, this barn likely dates from the early twentieth century. This barn is commonly referred to as a Wisconsin Dairy Barn, named for the state that developed the form, and where it remains a common feature on many dairy farms in the state.<sup>3</sup> (See Section 8 for a detailed discussion on the development of the Wisconsin Dairy Barn.) Its roof is covered with standing-seam metal.

To the north of the Wisconsin Dairy Barn is a contemporary pole barn that is approximately 35 years old. It is frame construction with a crimped metal roof. The south side is open, providing shelter for cattle in inclement weather. To its west is a dilapidated open shed.

Another barn, likely constructed during the same period as the Wisconsin Dairy Barn, is located northwest of the farmhouse. Sheathed in vertical wood boards which have been painted red, the barn is now used to shelter farm equipment. Windows are a six-over-six configuration, and its roof is covered with standing-seam metal. A metal stave tank is attached to the west facade.

Other small frame sheds are located throughout the site. Several appear to date from the first half of the twentieth century, including one that was originally constructed as a small storage crib, while others appear to have been constructed more recently.

*The Boone Farm and the Boone Brothers Farm*

The Boone Farm and the Boone Brothers Farm, located across Clannihan Shop Road from each other, are formed from several tracts of land with historic names including Warpleton (later

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<sup>3</sup>Allen G. Noble, *Wood, Brick & Stone: The North American Settlement Landscape, Volume 2: Barns and Farm Structures*, Amherst: The University of Massachusetts Press, 1984, p. 45.

known as Marpleton, and altered to Mapledon), Solomon's Friendship, Story Farm, and Coppage (later Seney) Farm.<sup>3</sup>

Like the Stanton Farm, the Boone Farm is a collection of historic and modern agricultural buildings that forms a typical late-twentieth century, dairy-farming complex. With buildings dating from the late nineteenth and early twentieth centuries to pole barns constructed within the past twenty years, the complex displays the evolution of dairy farming in Queen Anne's County.

The farmhouse is a prominent building on the site. Displaying a similar form to the Stanton House, the Boone House has a steeply cross-gabled front facade. The residence, now covered with aluminum siding, appears to have evolved in stages with rear additions spreading out from the original I-house form. The siding has likely obscured some original features, but a Gothic window is present in the cross gable and windows retain their original two-over-two configuration beneath storm windows. Two brick interior chimneys are located within the original portion of the house, and the roof is covered with asphalt shingles.

Other buildings on the site relate more directly to its agricultural functions. A gambrel-roof dairy barn with a single-story extension is located on the northern portion of the property. Constructed of concrete block with corrugated metal roofing, the barn displays materials commonly used on dairy barns of this type during the 1930s and 1940s. Appearing to be of the same era is a concrete block pole barn constructed with frame poles and roofed with crimped metal roofing. Two small sheds, most likely historically used to house calves, are located on the southern portion of the property and are constructed of vertical wood boards with crimped metal roofing. Two concrete stave silos with metal hemispherical domes are located adjacent to the gambrel roof barn.

Buildings constructed recently comprise the majority of this farming cluster. Most are typical pole barns, constructed either of wood or metal, with one long open elevation. They are used to shelter equipment, feed, and animals. All have gable roofs covered with metal roofing. A metal barn with a central, front-facing gable flanked by shed roof extensions and a mobile home (noncontributing) appear to be the most recent additions to the site.

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<sup>3</sup>From various libers located at the Queen Anne's County Courthouse, Office of Land Records, Centreville, Maryland. The tracts of land were originally owned by the Harry and Gertrude Boone. In 1941, the land and improvements were sold to Charles and Clara Boone. After Charles Boone's death, Clara Boone conveyed the property to John and Willard Boone in 1980. Today, John and Willard Boone retain ownership of the southern parcel, known locally as the Boone Brothers Farm, and Willard and Janet Boone own the northern parcel, which was transferred to them in 1988 at no cost. This property is distinguished from the original parcel of land by its current name, the Boone Farm.

The Boone Brothers Farm, located across Clannihan Shop Road to the south of the Boone Farm, consists of a collection of agricultural buildings, but unlike the Boone Farm, no residence is located on the site. The earliest building on the site, likely dating from the early twentieth century, is a gable-roof, drive-through barn sided with vertical wood boards and roofed with crimped metal. Other buildings on the site pole barns, likely less than 40 years old and constructed of frame supports and sided and roofed with corrugated metal. These pole barns are used to house dry dairy cattle and various forms of feed for the livestock.

### *Landscape Characteristics*

Insofar as can be determined at this early point in the documentation and evaluation of the agricultural landscape of Queen Anne's County, the Boone and Stanton farms are typical Maryland Eastern Shore agricultural resources. Land uses and activities are consistently tied to the dairy industry, i.e., cleared land is used to graze cattle and/or to raise crops for feeding the animals. The land is primarily flat in topography, and tangible features of land use are cleared fields supported by a variety of dairy structures placed in centralized clusters. Wells provide water supply. Patterns of spatial organization and land division typically relate to the overall pattern of circulation provided by country roads, rather than to natural features in the landscape; and the broad expanses of farmland in this small area are divided by property boundaries into farms of several hundred acres each. Existing, older roadways in the immediate vicinity of the Boone and Stanton farms include Clannihan Shop Road, Granny Branch Road, and Hayden Road, each of which follows an irregular, angular route across the landscape. A single major natural water feature, Granny Finley Branch, runs to the north of the Boone Farm. As stated previously, clusters of vernacular agricultural support buildings typically lie within visual distance of the road, but several hundred yards off of it towards the interior of the farm boundaries. As exemplified by the Stanton residence, a traditional late-nineteenth/early twentieth-century Eastern Shore farmhouse with front-facing gable appears to have typically anchored a collection of dairy barns and other related structures in this general area. Vegetation related to land use is simply tied to fields for growing crops and pastures for grazing, combined with natural woodlots, with few or no ornamental visible trees and shrubs, gardens, or other more formal features. A grove of trees surrounding the Boone Brothers Farm to the southwest is one of the principal areas of natural woods. Threats to the integrity of this small group of three farms include modern highway U.S. Highway 301 (Blue Star Memorial Highway) and, as mentioned previously, the increasingly common small-scale residential development which began to gain momentum approximately 10 years ago.<sup>4</sup> With the exception of these modern intrusions, it appears likely that rather consistent boundary demarcations and ownership parcels have been in place over time since the early twentieth century. It is important to note that all of the above landscape characteristics, focused on this small subset of farms within the larger Queen Anne's County context, should be related to larger landscape patterns in future studies.

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<sup>4</sup>Interview with Benjamin Stanton, April 4, 2000.

The larger area surrounding the Boone and Stanton farms is also agrarian in use. While some of the surrounding land is being developed rapidly, primarily into small-acre tracts with single-family homes placed close to roadways, other portions retain their agricultural character. Similar dairy operations dating to the same period as the Boone and Stanton complexes exist, as do earlier farms, some of which appear to have buildings dating from the eighteenth century.

## 8. Significance

Survey No. QA-521

Period	Areas of Significance - Check and justify below			
<input type="checkbox"/> Prehistoric	<input type="checkbox"/> Archeology-Prehistoric	<input type="checkbox"/> Community Planning	<input type="checkbox"/> Landscape Architecture	<input type="checkbox"/> Religion
<input type="checkbox"/> 1400-1499	<input type="checkbox"/> Archeology-Historic	<input type="checkbox"/> Conservation	<input type="checkbox"/> Law	<input type="checkbox"/> Science
<input type="checkbox"/> 1500-1599	<input checked="" type="checkbox"/> Agriculture	<input type="checkbox"/> Economics	<input type="checkbox"/> Literature	<input type="checkbox"/> Sculpture
<input type="checkbox"/> 1600-1699	<input type="checkbox"/> Architecture	<input type="checkbox"/> Education	<input type="checkbox"/> Military	<input type="checkbox"/> Social/Humanitarian
<input type="checkbox"/> 1700-1799	<input type="checkbox"/> Art	<input type="checkbox"/> Engineering	<input type="checkbox"/> Music	<input type="checkbox"/> Theater
<input type="checkbox"/> 1800-1899	<input type="checkbox"/> Commerce	<input type="checkbox"/> Exploration/Settlement	<input type="checkbox"/> Philosophy	<input type="checkbox"/> Transportation
<input checked="" type="checkbox"/> 1900-	<input type="checkbox"/> Communications	<input type="checkbox"/> Industry	<input type="checkbox"/> Politics/Government	<input type="checkbox"/> Other (specify)
		<input type="checkbox"/> Invention		

Specific Dates	Architect	Builder	Area
N/A	N/A	N/A	N/A

Applicable Criteria:	<input checked="" type="checkbox"/> A	<input type="checkbox"/> B	<input checked="" type="checkbox"/> C	<input type="checkbox"/> D
Applicable Exception	<input type="checkbox"/> A	<input type="checkbox"/> B	<input type="checkbox"/> C	<input type="checkbox"/> D <input type="checkbox"/> E <input type="checkbox"/> F <input type="checkbox"/> G
Level of Significance	<input type="checkbox"/> National	<input type="checkbox"/> State	<input checked="" type="checkbox"/> Local	

### Significance Summary

The Boone Farm complexes and the Stanton Farm exhibit qualities that could act as components of a future rural historic district.<sup>1</sup> The Boone Farms and the Stanton Farm are contributing elements of that historic district. Under Criterion A, the resources are significant for their association with the agricultural history of Queen Anne's County. As representative of the gradual evolution of dairy farms over the course of the twentieth century--making use of changes in technology, industry, building materials, and farming practices--they carry significance in successfully conveying this evolution in Queen Anne's County, where dairying has been a prominent type of farming throughout the twentieth century.<sup>2</sup> Under Criterion C they "represent a significant and distinguishable entity whose components may lack individual distinction."<sup>3</sup> That is, they possess a significant concentration, linkage, or continuity of sites, buildings, structures, or objects united historically or aesthetically by plan or physical development.<sup>4</sup>

### Queen Anne's County Agricultural Context

Queen Anne's County, created in 1706 from portions of Kent and Talbot Counties, has a long and varied agricultural history. The evolution of different crops and methods in the county parallels that of the Eastern Shore as a whole. Consistently, in this broad area, trees were cleared from the land to create fields for farming. An early dependence on tobacco gave way to a more diversified crop production after tobacco drained the fertile soil of nutrients. Later variations in the types of farming practiced over time have left their imprint on the landscape. European settlement in the area that would become Queen Anne's County began in the mid-seventeenth century. At the time, the landscape consisted almost entirely of hardwood forests. (See Continuation Sheets.)

<sup>1</sup>Discussions with staff of the Office of Preservation Services, Maryland Historical Trust have indicated that much of Queen Anne's County likely qualifies as a rural historic district.

<sup>2</sup>Varying degrees of integrity exist among the resources evaluated here. In the future, when a large-scale survey of the area is undertaken, integrity can better be placed in context.

<sup>3</sup>*National Register of Historic Places Bulletin 16 A.*

<sup>4</sup>*National Register of Historic Places Bulletin 15.*



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Continuation Sheet

These extensive forests were cleared or harvested by settlers, leaving few original stands of trees. In the seventeenth and eighteenth centuries, newly cleared fields in Kent and Talbot Counties (including the land that became Queen Anne's County) were primarily devoted to tobacco, the area's main agricultural product. Early settlers grew tobacco extensively as a cash crop, supplemented by basic food products grown for their own use. Tobacco grown in this area was exported to England. The role of tobacco in society was highlighted by its use as the major form of currency in the eighteenth century. In addition, a tax on tobacco was used to support the Anglican Church and public schools.<sup>5</sup>

Although both the economy and the social structure of the region were based on the cultivation and export of tobacco, the negative environmental effects of tobacco crops on the soil were evidently recognized at an early date. A government act in 1649 established formulas by which farmers were required to plant a certain amount of corn and grain to offset the soil exhaustion caused by tobacco, and later legislation encouraged the production of wheat. This awareness of tobacco's tendency to deplete the soil, combined with the disruption in the tobacco trade with England during the Revolutionary War, led to a greater diversification of crops and reduced reliance on tobacco by the end of the eighteenth century. Public tobacco warehouses were sold or discontinued around the turn of the nineteenth century, indicating a decline in tobacco production.<sup>6</sup>

An 1807 description of the Eastern Shore area provides a glimpse into the agricultural practices of the early nineteenth century:

*Indian corn and tobacco are the chief productions. In the lower counties on the west side of the Chesapeake, it is not uncommon to see a field of Indian corn of from fifty to one hundred acres. Sweet potatoes are also raised in these counties, and on the Eastern Shore, in great perfection . . . On the Eastern Shore wheat and Indian corn are the principal productions. They are raised in large quantities and of the best qualities . . . The culture of tobacco in the Eastern Shore and on some parts of the western shore, is fast declining as the planters find more profit in cultivating wheat, which always*

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<sup>5</sup>Orlando Ridout (no numerical distinction noted), "Book Traces Social, Farming Changes on Upper Shore," *Queen Anne's Record-Observer*, 19 November 1980; "Tobacco Once Used to Finance Colonial Schools and Churches," *Kent Shoreman*, October 1972; and Frederic Emory, *Queen Anne's County, Maryland: Its Early History and Development* (Baltimore: The Maryland Historical Society, 1950) (originally published 1886-87 in the *Centreville Observer*), pp. 18-23.

<sup>6</sup>Emory, 23; "Tobacco Once Used to Finance Colonial Schools and Churches;" and Mrs. W. Marvin Barton, "Tobacco Growing in Queen Anne," *Kent Shoreman*, October 1970.

*commands a ready market and does not, as tobacco, impoverish the lands. The lands appropriated for the culture of tobacco and corn on either shore afford but very little grass or herbage; milk or butter are therefore scarce and the latter of a very indifferent quality. There is abundance of pork, not inferior to any in the world and a great many domestic fowls of different kinds . . .*

*The genuine white wheat is said to be peculiar to the counties of Queen Anne, Talbot and Kent on the Eastern Shore. It is degenerating owing to the negligence of the cultivators in not preserving it unadulterated and to the belief that it is not so productive as the yellow wheat.<sup>7</sup>*

The diversification of crops continued through the nineteenth century, with the addition of fruits and various vegetables. By 1880, principal crops in the county were (in descending order of production) Indian corn, wheat, oats, Irish potatoes, sweet potatoes, rye, and buckwheat.<sup>8</sup> Swine were the most numerous livestock in 1880, with 14,212 present in the county, followed by 13,309 sheep. Milk cows were less common, with 4,682 present.<sup>9</sup>

In addition to the cultivation of these common crops and livestock, new and experimental agricultural products were occasionally introduced into the county. In 1810, Richard Gibbs attempted to introduce Spanish Merino sheep, and convinced several county residents to raise the animals. Attempts were also made to establish a silk industry in Queen Anne's county. In 1836, 21 residents of the county incorporated as the Queen Anne's County Silk Company and purchased a farm near Centreville. The experiment shortly failed, however.<sup>10</sup>

An 1886-87 description of the county's appearance includes information about the changing agricultural landscape that accompanied changes in agricultural products and practices:

*At the beginning of the [nineteenth] century . . . tobacco was the staple crop in Queen Anne's. To this succeeded wheat and corn, and after the close of the civil war peaches and other fruits, the cereals, however, continuing to hold their own. These changes in cultivation were accompanied, of course, by corresponding changes in the physiognomy*

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<sup>7</sup>Joseph Scott, *A Geographical Description of the States of Maryland and Delaware*, 1807, reprinted in *The Kent Shoreman*, January 1972.

<sup>8</sup>Hay was also produced, but the statistics for hay are given in tons and the others in bushels, making it difficult to compare the amounts.

<sup>9</sup>Emory, pp. 28-29.

<sup>10</sup>Emory, pp. 392 and 531.

*of the country. To the tobacco field succeeded the waving stretches of wheat and corn, and these in turn were supplanted by dwarf forests of peach trees, presenting in the spring of the year large areas of pinkish bloom. On the other hand, while many acres of land have been planted in peach trees, large tracts have been denuded of timber, especially during and just after the civil war . . . The abolition of slavery also resulted in the multiplication of small houses, occupied by the negroes, in the midst of little clearings, and the changes in the face of the country, produced by closer tillage, resulting from the sub-division of small estates, have been emphasized by the substitution of wood for brick in the construction of dwellings as well as out-buildings on farms. Eighty years ago, and even later, the use of brick in Queen Anne's was almost universal, but persons building now-a-days prefer to erect more ornate, if less substantial and durable structures. In close proximity to the severely plain brick mansions of three-quarters of a century or more ago may be seen the saucy-looking wooden cottage, with all the frills and furbelows of modern fashion, and with an air of almost human pertness under the disapproving gaze of its sedate and somewhat puritanical looking neighbor.<sup>11</sup>*

The limited amount of nineteenth-century industry in Queen Anne's County supported agricultural production. One example is the wagon manufacturing business of John T. Clannahan (or Clannihan), after whom Clannihan Shop Road was named. The road leads from the site where his shop was located to a point near Route 301.<sup>12</sup> Other industries included mills, foundries, tanneries, and cotton manufacturing.<sup>13</sup>

The Queen Anne's County Farm Bureau was founded in 1923 by farmers who wished to work as a group to achieve better services and greater efficiency. The organization began as a way for farmers to order and obtain supplies as a group and evolved into an important promoter of county farm products, provider of services to farmers, and advocate for farmers' interests.<sup>14</sup>

The early twentieth century was a transitional period for Queen Anne's County agriculture, with cooperation among farmers and the gradual adoption of machinery. During this period, dairying became predominant, as improvements in roads and other means of transportation allowed farmers to get milk and dairy products efficiently to the large markets in Baltimore and Washington, D.C. It is to this period that the Stanton and Boone farms most closely relate.

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<sup>11</sup>Emory, pp. 530-31.

<sup>12</sup>"Queen Anne's County . . . 1870," *Bay Times*, 13 May 1971.

<sup>13</sup>Emory, pp. 392-393.

<sup>14</sup>Pat Emory, "Farm Bureau Celebrates 50<sup>th</sup> Anniversary," *Bay Times*, 22/29 March 1973.

Like other Eastern Shore dairy farms of the same era, these three farms are comprised of typical components necessary for successful dairying. Large barns (in many cases Wisconsin Dairy Barns) accommodate the herds. Separate smaller milking parlors--usually simple on story buildings dedicated solely to the milking process--may be present, and sheds to shelter equipment used in the fields are interspersed with larger, dairy-focused buildings. Either pit or vertical, cylindrical silos are ubiquitous; they are necessary to provide the green fodder that enable cattle to give milk on a year-round basis, rather than only during grazing seasons. Considerable fields for grazing and growing feed crops surround Eastern Shore dairy farms.

During the first half of the twentieth century, dairy farms in Queen Anne's County strongly resembled those from the late nineteenth century, with few innovations dramatically changing the overall appearance of farms. In some cases, Wisconsin Dairy Barns may have replaced pre-existing large barns, or concrete vertical silos replaced older tile silos, but the general features of an Eastern Shore dairy farm remained stable. Farm methods remained traditional in the early twentieth century, with most farmers continuing to use animal-powered machinery. Farming techniques remained relatively unchanged until after World War II, when the use of machinery to milk cattle and motorized vehicles to harvest crops became more prevalent.

In a 1984 newspaper article, farmer C. Norris Harrison recalled that his family was among the first to use milking machines, beginning after 1938. Few farmers in his family's neighborhood had tractors in the 1930s, although they were coming into use at some farms. According to Mr. Harrison, "the War [World War II] split up the old days," evidently marking the transition from the traditional farming life to more modern-day agricultural practices.<sup>15</sup> Wilson Dukes, a dairy and corn farmer, recalled in a 1976 newspaper article that he, too, had used mules, horses, and oxen to work his farm until 1944, when he bought a tractor.<sup>16</sup>

While Queen Anne's County remained one of the leading agricultural counties in the state in the second half of the twentieth century, agricultural production has steadily decreased as farmland has been developed for other uses. From 1950 to 1960, the number of acres of land in farms declined by 8.6 percent, to a 1960 total of 182,772 acres. The number of farms declined even more sharply during the decade, by 13.7 percent.<sup>17</sup> Agricultural statistics show that in 1959, the most common type of farm in the county was the dairy farm, despite a significant decline in the

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<sup>15</sup>C. Norris Harrison, "Author Recalls Days on Farm," *Recorder-Observer*, 19 September 1984.

<sup>16</sup>Betsy Denny, "Dukes Share Lifetime of Farming in Q.A.'s," *The Central Shore Farmer*, 13 July 1976.

<sup>17</sup>Comparative Census of Agriculture, Queen Anne's County," information sent via facsimile from the Queen Anne's County Office of the Maryland Cooperative Extension.

number of milk cows during the preceding decade.<sup>18</sup> Queen Anne's County remained, in 1960, the leading county in Maryland in the production of corn, and corn was the most extensively grown crop within the county. The county was also second in the state in the sale of live hogs, second in the production of oats, and third in the production of barley. The 11,448 milk cows in the county in 1960 made Queen Anne's county seventh in the state in this category, while the county was second in the state in the number of hogs and pigs, at 16,952. The county was also a significant producer of sheep, barley, oats, rye, soybeans, sweet corn, sweet potatoes, cucumbers, lima beans, and green peas.<sup>19</sup> However, Queen Anne's County produced fewer acres of vegetable crops than did any other county on the Eastern Shore, with the exception of Cecil County.<sup>20</sup>

In the late 1970s and early 1980s, county residents began noticing the rapidly accelerating trend of foreign interests purchasing farmland in Queen Anne's County. According to the tax assessment supervisor, 39 percent of farmland bought in the county in 1977 was purchased by foreign buyers from Europe and South America. These farmers typically leased the farms to local farmers. According to those who defended these land sales, the foreign purchases raised land prices and prevented the subdivision of farms, as the foreign buyers wanted to farm their land, not subdivide it.<sup>21</sup>

By the early 1980s, Queen Anne's County farmers were experiencing the unintended consequences of federal programs and policies, including high interest rates, the Payment in Kind program (designed to reduce the grain surplus and boost produce prices), and the grain embargo against the Soviet Union. Farmers complained that their incomes were declining sharply, in some cases forcing the sale of land and machinery.<sup>22</sup> Despite the problems faced by many local farmers, Queen Anne's County produced a record amount of corn in 1984.<sup>23</sup>

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<sup>18</sup>U.S. Department of Agriculture, "Soil Survey," p. 4.

<sup>19</sup>"Comparative Census of Agriculture, Queen Anne's County."

<sup>20</sup>U.S. Department of Agriculture, "Soil Survey," p. 4.

<sup>21</sup>"'Foreign Interests' Seen Moving Into QA Farm Property Speculation," n.p., 9 January 9, 1978; Gloria George, "Land Sales To Foreigners Defended," n.p., n.d. (c. 1978-79); Mary Corddry, "Shore Farming Takes International Flavor," *Baltimore Sun*, 27 April 1980.

<sup>22</sup>Ted Shelsby, "Farm Story: Land Richer than Owners," *Baltimore Sun*, 6 April 1983.

<sup>23</sup>Dan Tabler, "QA to Lead State in 1985 Corn Harvest," *Queen Anne Record-Observer*, 7 November 1984.

Over the last decades of the twentieth century, agricultural acreage in the county declined, as land came under increasing pressure for other types of development. From 1978 to 1998, the acreage of land in farms in the county declined from 173,064 to 167,957. In addition to the conversion of former farmland to other uses, a second trend was the decreasing number of farms (from 812 in 1960 to 419 in 1997) and a related increase in the average farm size (from 225 acres in 1960 to 401 acres in 1997). These two figures together suggest that small farms are being consolidated under unified ownership, changing their character from small, family-run operations to large-scale commercial enterprises. The types of farming practiced in the county have continued to evolve, most notably with the increase in soybean production (from 236,000 bushels in 1960 to 2,255,000 bushels in 1998) and the introduction of turf farming.

Despite these and other changes, Queen Anne's County remains an agricultural leader in the state, ranking first among Maryland counties in the production of corn, wheat, and soybeans in 1998, and second in the production of barley. The county was ranked lower in livestock inventories, placing eleventh in cattle and sheep, twelfth in milk production, and sixteenth in hogs. From 1987 to 1997, the value of crop sales in the county tripled, while the value of livestock, poultry, and poultry product sales increased by about 50 percent.

#### Determination of Eligibility

This report contains an evaluation of the National Register eligibility of the Stanton Farm, the Boone Farm, and the Boone Brothers Farm.<sup>24</sup> The relevant criteria, as listed in the *National Register Bulletin 15: How to Apply the National Register Criteria for Evaluation* (United States Department of the Interior, National Park Service, Interagency Resources Division), read as follows:

The quality of significance in American history, architecture, archaeology, and culture is present in districts, sites, buildings, structures, and objects that possess integrity of location, design, setting, materials, workmanship, feeling, and association, and:

- A. that are associated with events that have made a significant contribution to the broad patterns of our history; or
- B. that are associated with the lives of persons significant in our past; or

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<sup>24</sup>The three farmsteads described above were identified by Maryland Historical Trust staff as being located within the Area of Potential Effect for a proposed cellular phone tower located in a field near the treeline to the southwest of the Boone Brothers Farm. As required by Section 106 of the National Historic Preservation Act of 1966 (as amended), documentation and evaluation of the affected resources was undertaken, as stipulated in Section 106 consultation with staff at the Maryland Historical Trust.

C. that embody the distinctive characteristics of a type, period, or method of construction, or that represent the work of a master, or that possess high artistic values, or that represent a significant and distinguishable entity whose components may lack individual distinction; or

D. that has yielded, or is likely to yield, information important in prehistory or history.

Furthermore, information contained in *National Register Bulletin 30: Guidelines for Evaluating and Documenting Rural Historic Landscapes* was used to evaluate aspects of significance unique to rural cultural resources.

### *The Stanton Farm*

Of the three farmsteads evaluated under the current project, the Stanton Farm appears to have the highest degree of integrity and most successfully conveys the operations of a dairy farm that has evolved throughout the twentieth century. The Wisconsin Dairy Barn on the site conveys progressivism even during the earlier period of farming. The plan of the Wisconsin Dairy Barn, developed by the University of Wisconsin, Madison, Agricultural Experiment Station, was distributed through agricultural extension agencies throughout the eastern and midwestern United States in the last quarter of the nineteenth century.<sup>25</sup> The design incorporated elements thought to contribute to healthier herds, such as increased sunlight and air circulation. Constructed at a later date using more modern building materials, the concrete-block milking parlor accomplished the same goal as the earlier Wisconsin Dairy Barn: a healthier herd capable of producing larger quantities of milk. The most recent buildings on the site are the pole barns, which are commonly used in modern farming operations of all types, and are reasonably inexpensive means of sheltering animals and equipment. They display the evolution of barn construction throughout the twentieth century.

Similarly, the silos on the Stanton Farm also trace changes in dairying. The earlier vertical metal silos with hemispherical domes, first popularized just prior to World War II and used primarily to store corn ensilage, were followed by the horizontal bunker or trench silos. The horizontal silos were less expensive to construct and reflected a shift in feeding from corn to grass ensilage. Compared to the ubiquitous vertical silos, horizontal silos are somewhat rare outside of the Midwest.<sup>26</sup>

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<sup>25</sup>Allen G. Noble, *Wood, Brick & Stone: The North American Settlement Landscape, Volume 2: Barns and Farm Structures*, Amherst: The University of Massachusetts Press, 1984, p. 45.

<sup>26</sup>*Ibid.*, p. 80.

Although some of the other buildings dating from the first half of the twentieth century have lost varying degrees of architectural integrity, they continue to convey the farming presence of this era on the site, as does the farmhouse. Although it has been altered slightly by its rear addition, and the presence of asbestos siding compromises its integrity, its basic form is intact.

### *The Boone Farm and the Boone Brothers Farm*

The Boone Farm complex, like the Stanton Farm, is a collection of buildings dating from the early twentieth century to the present. Buildings relating directly to dairying show the shift from frame to concrete to metal building materials, each providing more durability and a higher degree of sanitation—resulting in healthier herds and safer milk products—than previous materials.

In spite of the fact that the the farmhouse at the Boone Farm has been altered by the application of aluminum siding, the character-defining central cross gable is still in place and it still conveys its original purpose as the main farmhouse. Similarly, the gambrel-roof barn is still the focal point of the dairy operation and its presence, along with the silos, visually identifies the site as a dairy farm. Although the pole barns and the metal barn with flanking shed roof extensions are recent additions to the site, they display the continuation of farming the site throughout the twentieth century. Because it is removed from actual farming practices, the mobile home would be a noncontributing element.

The Boone Brothers Farm is perhaps best evaluated in conjunction with the Boone Farm, since it essentially functions as a satellite to the farm and is located only a short distance across Clannihan Shop Road—not unusual in dairy farming practices. Used to house dry cattle and to store equipment and dry feed, it does not have the usual building types, such as silos and milking parlors, found on active dairy farms. However, most dairy farms designate an area for dry cattle and their feed, and the location of this subset of buildings a short distance from the main dairy operation is not unique. The historic drive-through barn is the oldest resource on the site, appearing to date from the early twentieth century, and indicates once again that the site has been in use as a farm throughout the course of the century. More recent farm buildings such as the pole barns convey this ongoing use.

### Determination of Eligibility

The Boone Farm complexes and the Stanton Farm have been evaluated for potential National Register significance both as individual resources and as components of a potential historic district.

First, none of the properties have been judged to hold sufficient significance to individually meet any of the National Register criteria. During the course of historic research, no evidence has been located that the properties have an association with important persons (Criterion B), or distinctive



physical characteristics of design, construction, or form to merit individual designation. While the complexes demonstrate the evolution of dairying throughout the twentieth century, their individual components do not retain high degrees of integrity, and in the case of the Boone Brothers Farm, historic resources are somewhat overshadowed with modern construction. The properties were not judged under Criterion D, their potential to yield important information, i.e., the sites were not evaluated for their archeological potential. Although they provide important data regarding the greater rich agricultural heritage of Queen Anne's County, and although they are representative of types, periods, and methods of twentieth century farmstead construction, the three farms evaluated here do not individually carry the strength to meet Criteria A, B, or C. They are better qualified to convey an important portion of the history of Queen Anne County's broad agricultural history, and were therefore carefully considered as components of a larger agricultural historic district, as clarified below.

The Boone Farm complexes and the Stanton Farm do exhibit qualities that could act as components of a future rural historic district. As stated previously, the rich agricultural landscape of Queen Anne's County, once surveyed to its full geographical extent, may form the basis for a large rural historic district. Although it is somewhat difficult to apply the National Register criteria before a larger study of the entire county can be made – and before that extensive data can be applied to an evaluation of this small portion of the county – this report finds the potential that the Boone, Boone Brothers, and Stanton Farms are contributing elements of that future historic district, i.e., that under Criterion A because the agricultural uses of the three farms are part of a greater agricultural region that has defined the history and economy of Queen Anne's County (and much of the Eastern Shore). According to *National Register Bulletin 30*, significance for agriculture involves areas “where the land has been used for cultivating crops, raising livestock and other activities that have contributed to the growth, development, and economy of a community during particular periods of its history.” As a primary agricultural region within the state of Maryland, these three farms exemplify small-scale, late-nineteenth and twentieth century dairying on the Eastern Shore. Under Criterion C they “represent a significant and distinguishable entity whose components may lack individual distinction.” As representative examples of dairy farms that gradually evolved over the course of the twentieth century, making use of changes in technology, industry, building materials, and farming practices, they are significant because they successfully convey this evolution in Queen Anne's County, where dairying has been a prominent type of farming throughout the twentieth century.

The integrity of these three farms, as related to their potential to contribute to the significance of a future historic district is worth note. Judging their integrity against the immediately visible landscape within a small radius indicates that there are seemingly more intact farms nearby -- particularly to the east, where agricultural features exist from earlier time periods than the three farmsteads evaluated here, and where the characteristic broad field patterns, small roadways, and clusters of farm buildings typically anchored by farmhouses and agricultural buildings are more visibly intact and discernable. In the smaller land area occupied by the Boone Farms and the

Stanton Farm, more modern construction primarily in the forms of new housing developments interrupts the agricultural landscape – placing buildings and structures far closer to the road than in historic patterns, in which building clusters sat a distance from the road, and introducing a new, entirely residential use into the landscape which once was characterized solely by built resources related directly to the farming industry. Although overall the integrity of the Boone Farms and the Stanton Farm is intact, the areas to their north and west in particular are occupied by small lots with single-family housing. It therefore appears that the small land area occupied by the three farms makes a somewhat modest contribution to the larger historic district, which in its broad extent has a slightly higher degree of integrity. This premise is conditional on the survey and evaluation of the larger future historic district.

Finally, since the larger future historic district has not been defined in terms of boundaries, qualities of significance, or period of significance, defining contributing and noncontributing resources on each farmstead is difficult at this time. Further complicating this categorization is the fact that each farmstead continues to be an evolving farm that takes advantage of changes in building technology and in the dairy industry.

MARYLAND HISTORICAL TRUST	
Eligibility Recommended <input checked="" type="checkbox"/>	Eligibility Not Recommended <input type="checkbox"/>
Criteria: <input checked="" type="checkbox"/> A <input type="checkbox"/> B <input checked="" type="checkbox"/> C <input type="checkbox"/> D Considerations: <input type="checkbox"/> A <input type="checkbox"/> B <input type="checkbox"/> C <input type="checkbox"/> D <input type="checkbox"/> E <input type="checkbox"/> F <input type="checkbox"/> G <input type="checkbox"/> None	
Comments: _____	
Reviewer, OPS: <u>[Signature]</u>	Date: <u>11/25/00</u>
Reviewer, NR Program: <u>[Signature]</u>	Date: <u>11/16/00</u>

*gma*

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## 9. Major Bibliographical References

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Survey No. 0A-521

See Continuation Sheet

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## 10. Geographical Data

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Verbal Boundary Description and Justification

Until a complete survey of the entire potential rural district is complete, a boundary description cannot be completed. See referenced libers for individual property descriptions.

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## 11. Form Prepared by

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Name/Title Judith Robinson, Stephanie Foell, Katherine E. Comeau, Architectural Historians

Organization Robinson & Associates, Inc. Date 8 May 2000

Street & Number 1909 Q Street, N.W. Telephone 202-234-2333

City or Town Washington State and Zip Code D.C. 20009

Approved by the Federal Preservation Officer

Concurrence of State Preservation Officer

The Maryland Historic Sites Inventory was officially created by an Act of the Maryland Legislature to be found in the Annotated Code of Maryland, Article 41, Section 181 KA, 1974 supplement.

The survey and inventory are being prepared for information and record purposes only and do not constitute any infringement of individual property rights.

Return to: Maryland Historical Trust  
DHCP/DHCD  
100 Community Place  
Crownsville, Maryland 21032-2023  
(410) 514-7600

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#### Interviews

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Interview with Willard Boone, by Robinson & Associates, Inc., April 4, 2000.

MARYLAND COMPREHENSIVE HISTORIC PRESERVATION PLAN DATA

Geographic Organization:

Eastern Shore

Chronological/Developmental Period(s):

To be determined during complete district evaluation

Prehistoric/Historic Period Theme(s):

Agriculture

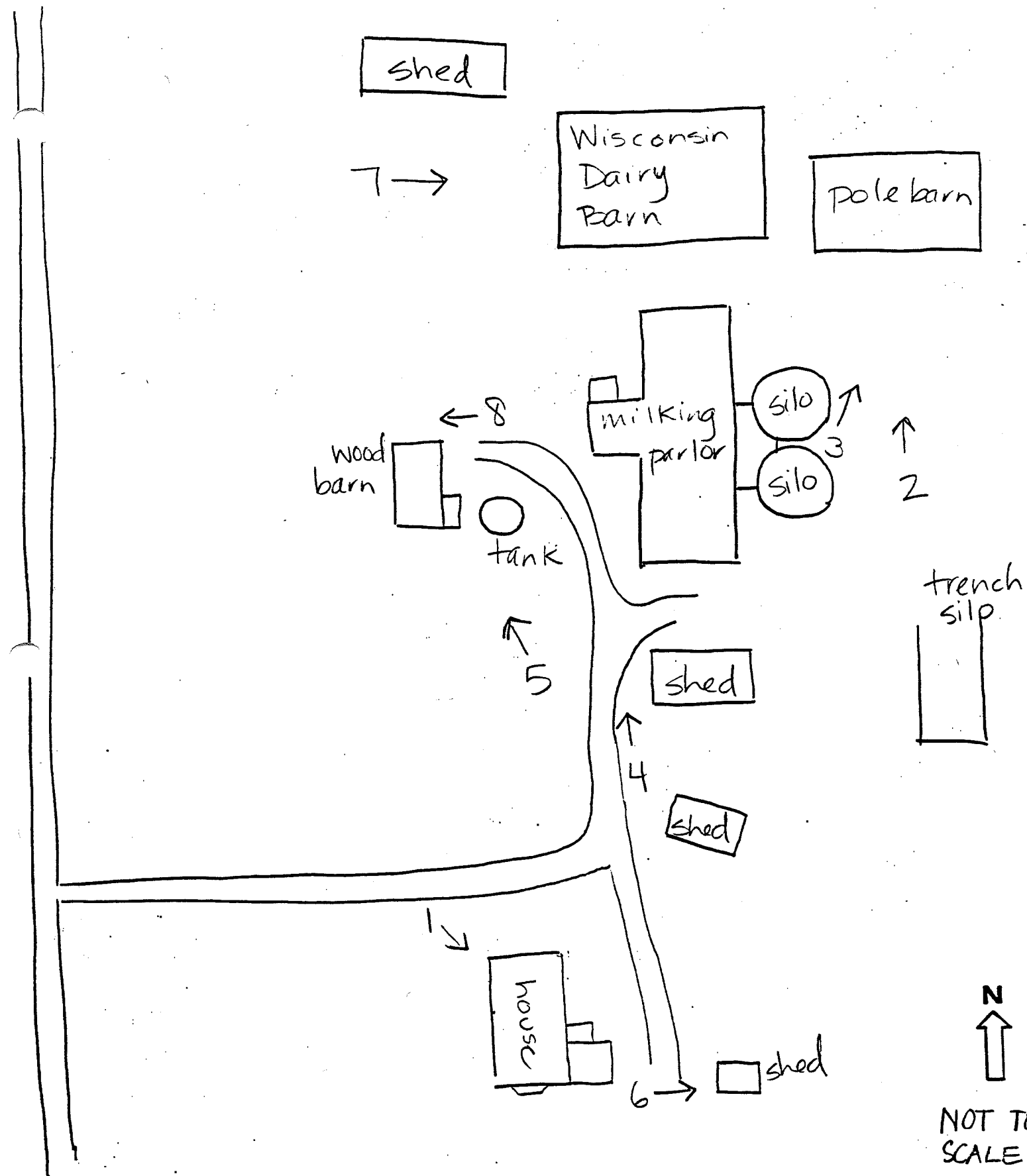
Resource Type:

Category: District

Historic Environment: Rural

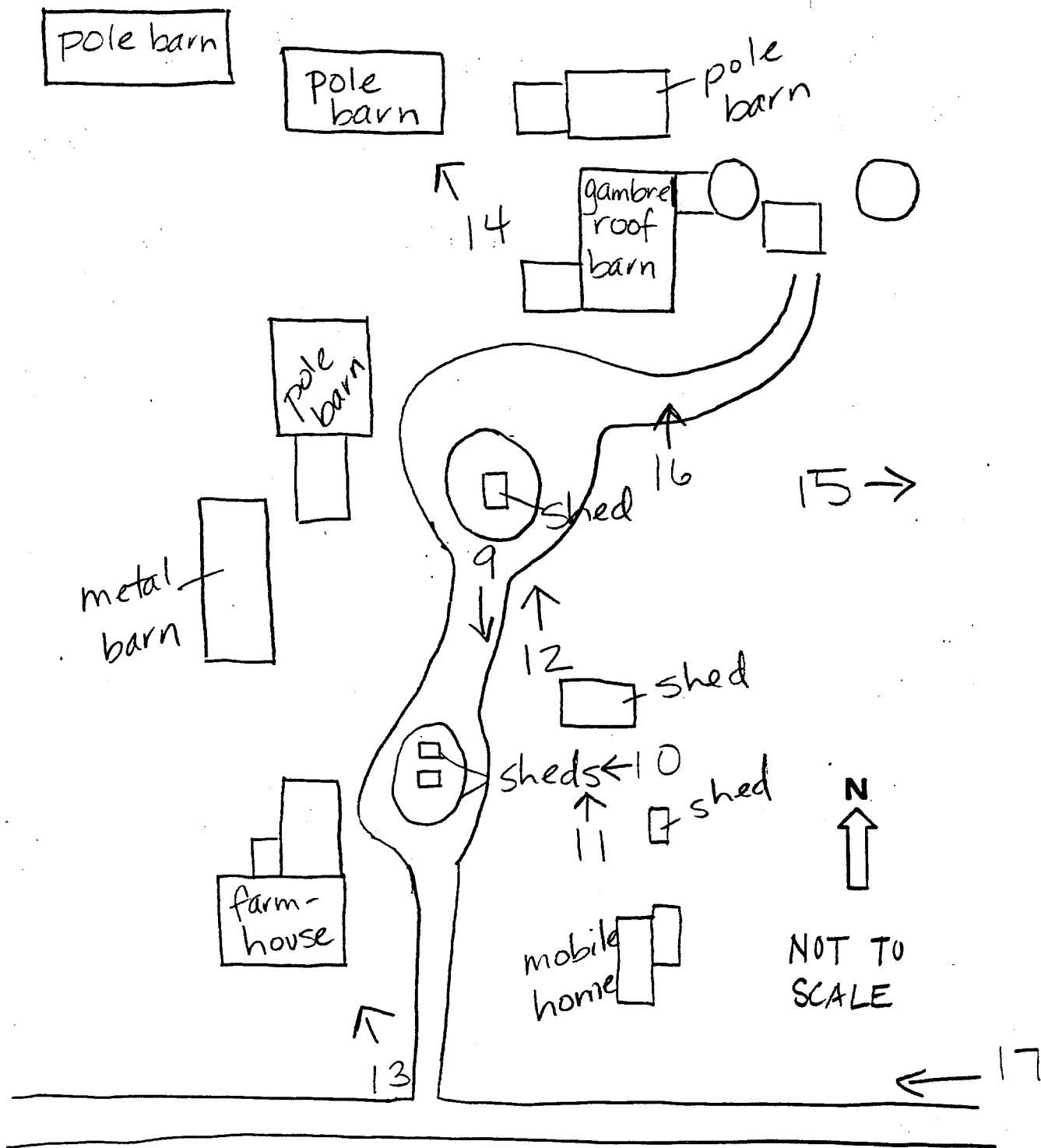
Historic Function(s) and Use(s): Domestic/Agricultural

Known Design Source: None

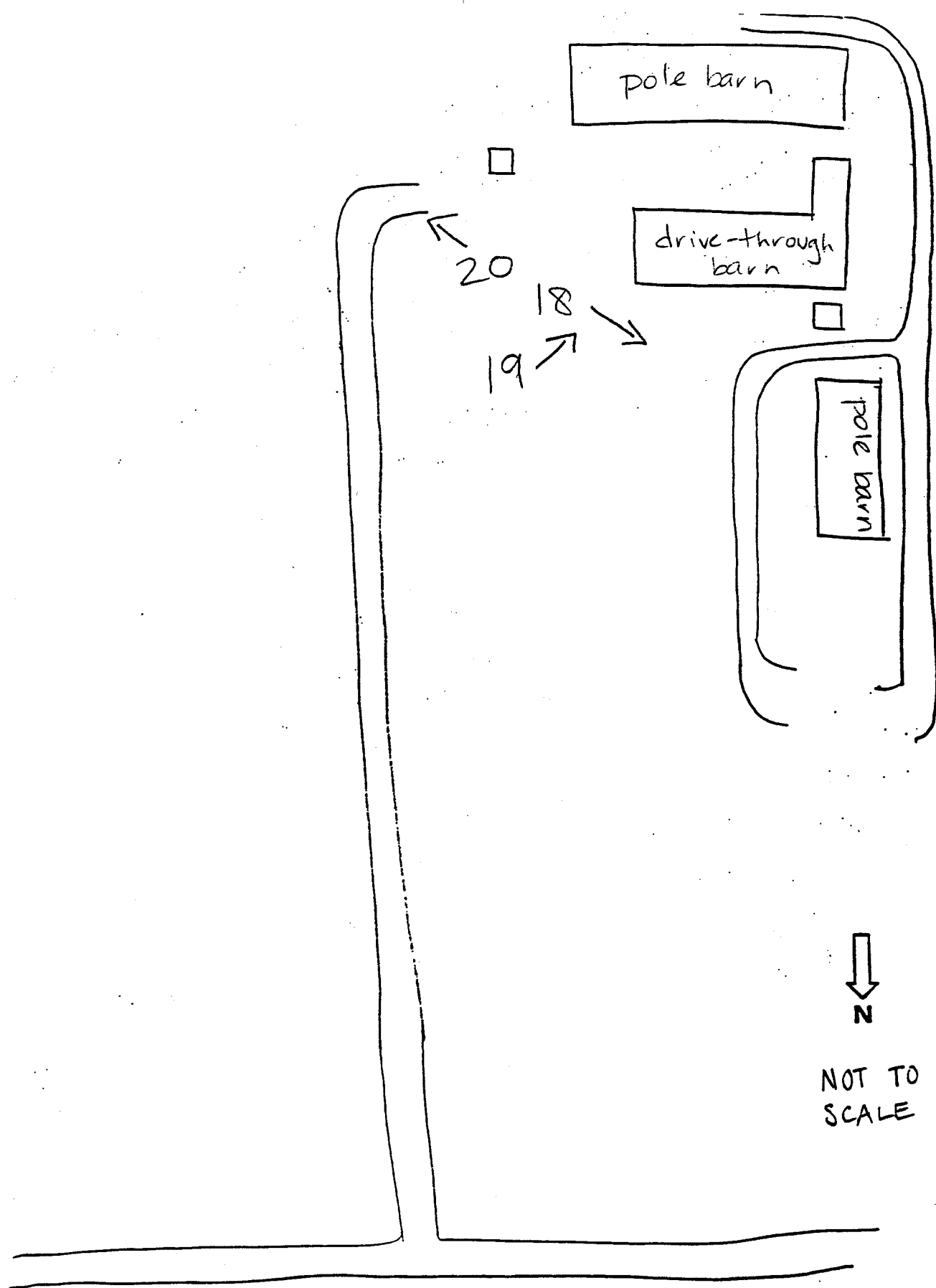


QA-521 - Queen Anne's County Agricultural Resources  
Contributing to Potential Rural District  
Church Hill Vicinity, Queen Anne's County, MD  
Resource Sketch Map: Stanton Farm





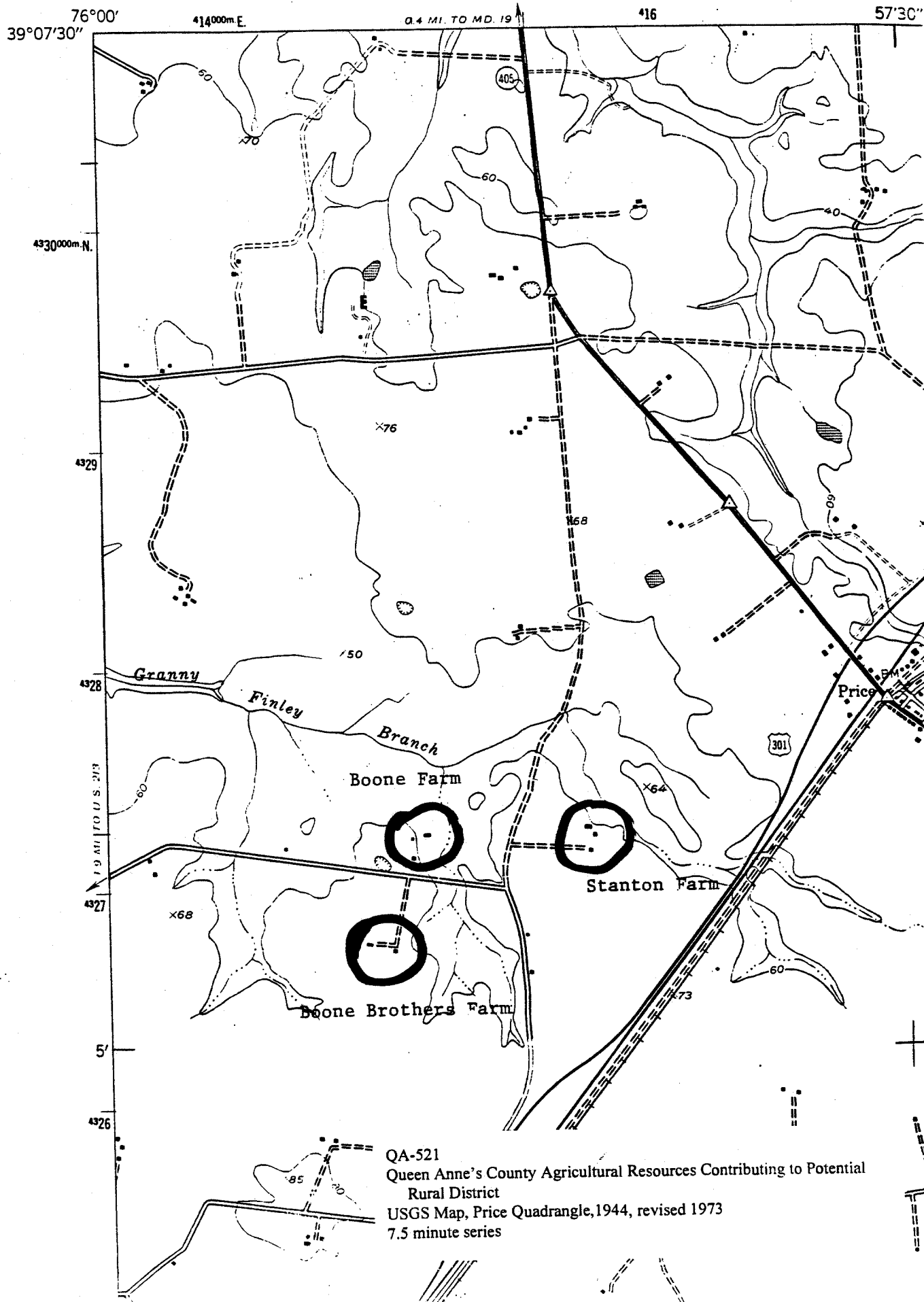
QA-521 - Queen Anne's County Agricultural Resources  
Contributing to Potential Rural District  
Church Hill Vicinity, Queen Anne's County, MD  
Resource Sketch Map: Boone Farm



QA-521 - Queen Anne's County Agricultural Resources  
Contributing to Potential Rural District  
Church Hill Vicinity, Queen Anne's County, MD  
Resource Sketch Map: Boone Brothers Farm

5762 II NE  
(CHESTERTOWN)

UNITED STATES  
DEPARTMENT OF THE INTERIOR  
GEOLOGICAL SURVEY





QA-521

Stanton Farm - Agricultural Resources

Queen Anne's County, MD

S. Foell

4 April 2000

MD SHPO

Farmhouse, North and West Facades

1 of 20



QA-521

Stanton Farm - Agricultural Resources

Queen Anne's County, MD

S. Foell

4 April 2000

MD SHPO

Pole barn, South elevation

2 of 20





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Stanton Farm - Agricultural Resources

Queen Anne's County, MD

S. Foell

4 April 2000

MD SHPO

Pole barn and silo, south elevations

3 of 20

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QA-521

Stanton Farm - Agricultural Resources

Queen Anne's County, MD

S. Foell

4 April 2000

MD SHPO

Farm complex, looking north

4 of 20

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QA-521

Stanton Farm - Agricultural Resources

Queen Anne's County, MD

S. Foell

4 April 2000

MD SHPO

Wooden barn and tank, looking northwest.

5 of 20



QA-521

Shed, Stanton Farm - Agricultural Resources

Queen Anne's County, MD

S. Foell

4 April 2000

MD SHPO

Shed, looking east.

6 of 20

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Stanton Farm - Agricultural Resources

Queen Anne's County, MD

S. Foell

4 April 2000

MD SHPO

Wisconsin Dairy Barn, West elevation

7 of 20



QA-521

Stanton Farm - Agricultural Resources

Queen Anne's County, MD

S. Foell

4 April 2000

MD SHPO

Barn and fields, looking west.

8 of 20



QA-S21  
Boone Farm - Agricultural Resources  
Queen Anne's County, MD  
S. Foell  
4 April 2000  
MD SHPO  
Farm complex, looking south  
9 of 20



QA-521

Boone Farm - Agricultural Resources

Queen Anne's County, MD

S. Foell

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4 April 2000

MD SHPO

Sheds, looking west

10 of 20





QA-521

Boone Farm - Agricultural Resources

Queen Anne's County, MD

S. Foell

4 April 2000

MD SHPO

Shed, looking north

11 of 20



QA-521

Boone Farm - Agricultural Resources

Queen Anne's County, MD

S. Foell

4 April 2000

MD SHPO

Farm complex, looking north

12 of 20

2000-04-04 11:11:11 AM 12 of 20



QA 521

Boone Farm Agricultural Resources

Queen Anne's County, MD

S. Foell

4 April 2000

MD SHPO

Farmhouse, looking northwest

13 of 20



QA-521  
Boone Farm - Agricultural Resources  
Queen Anne's County, MD

S. Foell

4 April 2000

MD SHPO

Pole barns, looking northwest

14 of 20

3599 1102-111111 12:00 5000 1





QA-521

Boone Farm - Agricultural Resources

Queen Anne's County, MD

S. Foell

4 April 2000

MD SHPO

Fields, looking east

15 of 20

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QA-521

Boone Farm - Agricultural Resources  
Queen Anne's County, MD

S. Foell

4 April 2000

MD SHPO

Barn, looking north

16 of 20



QA -521

Boone Farms-Fields-Agricultural Resources  
Queen Anne's County, MD

S. Fell

4 April 2000

MD SHPO

Fields, looking west

17 of 20

2000-04-04 14:05:11 5655



QA-521

Boone Brothers Farm - Agricultural Resources  
Queen Anne's County, MD

S. Fall

4 April 2000

MD SHPO

Pole barn, looking northwest

18 of 20





QA-521

Boone Brothers Farm - Agricultural Resources

Queen Anne's County, MD

S. Foell

4 April 2000

MD SHPO

Drive through barn, looking south west

19 of 20

2000 APR 04 11:25 AM 58-89 568



QA-521

Boone Brothers Farm - Agricultural Resources  
Queen Anne's County, MD

S. Foell

4 April 2000

MD SHPO

Fields, looking southeast

20 of 20

2000 / 04 / 04 10:00 AM